

# \$1,043,000 - 390 Hendon Drive Nw, Calgary

MLS® #A2211194

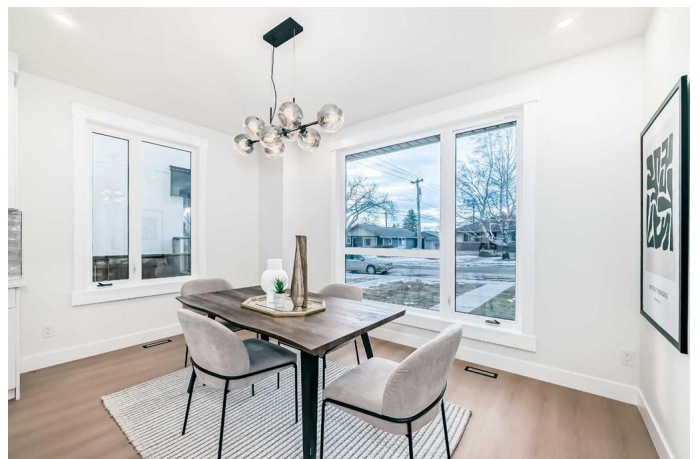
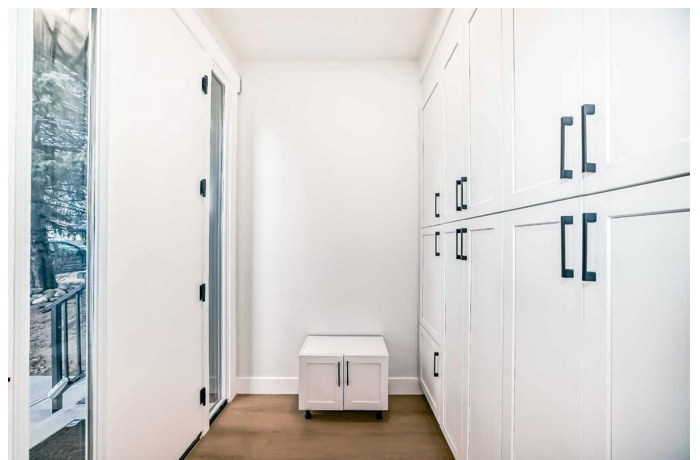
**\$1,043,000**

5 Bedroom, 4.00 Bathroom, 1,867 sqft

Residential on 0.07 Acres

Highwood, Calgary, Alberta

NOW MOVE-IN READY in HIGHWOOD! An incredible BRAND NEW DETACHED INFILL w/ SOUTH EXPOSURE, with a desirable CITY APPROVED LEGAL 2-BED BASEMENT SUITE, knockdown VAULTED CEILINGS, & an UPPER BONUS ROOM! Highwood offers your family a mature, quiet community w/ lots of parks, green spaces, & outdoor recreation options. Nestled between Nose Hill Park & Confederation Park means summer & winter activities are endless, while still being able to enjoy quick & easy access to shopping & amenities along 4th or 14th St! You're walking distance to Highwood School, Foundations for the Future Charter School, & Colonel Irvine School, w/ quick access to Deerfoot Trail off McKnight Blvd for travelling around the city. A grande entrance into the home starts w/ a large front foyer that leads into the front dining room & views across the main floor with engineered oak hardwood floors & a 9-ft painted ceiling. The dining room is both spacious & bright, w/ lots of South-facing windows. The central kitchen is upgraded and modern, with ceiling-height shaker style white solid wood cabinetry, quartz countertops, a spacious corner pantry for tons of storage, coffee station, and a full-height quartz backsplash. A long island sits in the centre w/ waterfall quartz, bar seating & lots of counter space, complete w/ a SS appliance package w/ a French door refrigerator, a gas cooktop, a built-in wall oven/microwave, & dishwasher. A large rear living room overlooks the backyard



& centres on an inset gas fireplace w/ full-height tile surround framed by two tall windows on either side. The main floor is rounded out w/ a rear mudroom w/ a bench & a closet, & a 2-pc powder room w/ designer lighting & modern vanity. The engineered oak hardwood follows you upstairs where a spacious bonus room is perfect for a kids play area or an amazing home office space. There are two secondary bedrooms w/ large windows & built-in closets with solid wood doors, a main 4-pc bath w/ large vanity & tub/shower combo w/ tile surround, & a full laundry room w/ sink & tile floors. The contemporary primary suite enjoys large windows, an energy-efficient knockdown VAULTED CEILING, a walk-in closet, & a luxurious 5-pc ensuite w/ a modern dual vanity, a walk-in shower w/ full tile surround, & more vaulted ceilings! Downstairs, the LEGAL 2-BED SUITE is the perfect mother-in-law suite or mortgage helper, w/ a secure fire retardant private entrance leading you into the suite, which features luxury vinyl plank flooring, 8-ft ceilings, separate laundry, two large bedrooms w/ closets, & a 4-pc bath. The living room has lots of space for an entertainment unit, w/ a lovely kitchen complete w/ lots of upper & lower cabinetry, quartz countertops, & an electric range w/ microwave. Outside, enjoy a good-sized patio & double detached garage. Enjoy an active lifestyle with Nose Hill Park only blocks away & Confederation Park to the south. And families will love the schools close by! (Suite Registration in Supplements)

Built in 2024

### **Essential Information**

|          |             |
|----------|-------------|
| MLS® #   | A2211194    |
| Price    | \$1,043,000 |
| Bedrooms | 5           |

|                |             |
|----------------|-------------|
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,867       |
| Acres          | 0.07        |
| Year Built     | 2024        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 390 Hendon Drive Nw |
| Subdivision | Highwood            |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T2K 1Z7             |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                    |
|-------------------|--------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Storage, Vaulted Ceiling(s) |
| Appliances        | Built-In Oven, Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator                     |
| Heating           | Forced Air                                                                                                         |
| Cooling           | None, Rough-In                                                                                                     |
| Fireplace         | Yes                                                                                                                |
| # of Fireplaces   | 1                                                                                                                  |
| Fireplaces        | Gas                                                                                                                |
| Has Basement      | Yes                                                                                                                |
| Basement          | Full, Suite                                                                                                        |

### Exterior

|                   |                                |
|-------------------|--------------------------------|
| Exterior Features | Private Entrance, Private Yard |
|-------------------|--------------------------------|

|                 |                             |
|-----------------|-----------------------------|
| Lot Description | Back Yard, Landscaped, Lawn |
| Roof            | Asphalt                     |
| Construction    | Stucco, Wood Frame          |
| Foundation      | Poured Concrete             |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 17th, 2025 |
| Days on Market | 15               |
| Zoning         | R-C2             |

### **Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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